

CITY OF MILPITAS

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ARCHITECTURAL PLAN REVIEW CHECKLIST CLINICS AND DENTAL OFFICES (Group B or I-2.1)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)

This checklist provides requirements specific to Clinics and Dental Offices. Refer to "General Commercial Plan Review Checklist" for additional applicable requirements.

	Code Requirements	Code section	Req'd
	B. BUILDING ANALYSIS		
	Chapter 3 - Use and Occupancy Classification		
1.	Clinics and dental offices providing outpatient medical or dental care shall be classified as Group B	304.1	
2.	Clinics and dental offices providing outpatient medical or dental care, which may render more than five patients incapable of unassisted self-preservation shall be classified as Group I-2.1 occupancy	308.4.2	
	Chapter 4 - Special Detailed Requirements Based on Use and Occupancy (Only applicable to Group I-2.1 occupancies, not Group B occupancies)		
3.	Occupancies in Group I-2.1 shall comply with the provisions of sec. 407.1 through 407.10.	407.1	
4.	Corridors shall be continuous to the exits and separated from other areas by 1-hr fire rated fire partitions.	407.2	
5.	Corridor doors shall not swing into the required width of corridors unless they are self- or automatic closing.	407.3.1.1	
6.	In fully sprinklered buildings, fixed fully tempered or laminated glass in wood or metal frames may be used in corridor walls, provided the glazed area does not exceed 25% of the areas of the corridor wall of the room.	407.3.2	
7.	Habitable rooms shall have an exit access door leading directly to a corridor.	407.4.1	
8.	Locking devices that restrict access to a care recipient's room from the corridor and only operable by staff from the corridor side shall not restrict the means of egress from the care recipient's room.	407.4.1.1	
9.	All rooms below grade shall have not less than one exit access that leads directly to an exterior exit door opening directly to an exit discharge at grade plane or the public way.	407.4.1.2	
10.	The travel distance between any point in a sleeping room and an exit access door in that room shall not be greater than 50'.	407.4.2	
11.	The travel distance between any point in a sleeping room and an exit access door in that room shall not be greater than 50'.	407.4.2	
12.	Exit access from all other portions of a building not classified as a care suite shall not pass through a care suite.	407.4.3.1	
13.	Care suites shall be separated from other portions of the building by not less than a 1-hr fire barrier.	407.4.3.2	
14.	For rooms other than sleeping rooms located within a care suite, exit access travel from the care suite shall be permitted through one intervening room where the travel distance to the exit access door from the care suite is not greater than 100'.	407.4.3.3	

ARCHITECTURAL PLAN REVIEW CHECKLIST CLINICS AND DENTAL OFFICES (Cont'd)

Code Requirements		Code section	Req'd
15.	For rooms other than sleeping rooms located within a care suite, exit access travel from the care suite shall be permitted through two intervening rooms where the travel distance to the exit access door from the care suite is not greater than 50'.	407.4.3.4	
16.	Sleeping rooms shall be permitted to be grouped into care suites with one intervening room if one of the following conditions is met: <ol style="list-style-type: none"> 1. The intervening room within the care suite is not used as an exit access for more than 8 care recipient beds. 2. The arrangement of the care suite allows for direct and constant visual supervision by care providers. 	407.4.3.5	
17.	Care suites containing sleeping rooms shall be not greater than 5,000 sf in area.	407.4.3.5.1	
18.	Any sleeping room, or any care suite that contains sleeping rooms, of more than 1,000 sf shall have no fewer than 2 exit access doors from the care suite located in accordance with sec. 1015.2.	407.4.3.5.2	
19.	The travel distance between any point in a care suite containing sleeping rooms and an exit access door from that care suite shall be not greater than 100'.	407.4.3.5.3	
20.	Areas not containing sleeping rooms, but only treatment areas and the associated rooms, spaces or circulation space shall be permitted to be grouped into care suites and shall conform to the following limitations: <ol style="list-style-type: none"> 1. Care suites of rooms, other than sleeping rooms, shall have an area not greater than 10,000 sf. 2. Care suites, other than sleeping rooms, with an area of more than 2,500 sf shall have no fewer than 2 exit access doors from the care suite located in accordance with sec. 1015.2. 	407.4.3.6	
21.	Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping and to divide other stories with an occupant load of 50 or more persons, into no fewer than two smoke compartments. Such stories shall be divided into smoke compartments with an area of not more than 22,500 sf and the travel distance from any point in a smoke compartment to a smoke barrier shall be not greater than 200'.	407.5	
22.	Refuge areas shall be provided within each smoke compartment. The size of the refuge area shall accommodate the occupants and care recipients from the adjoining smoke compartment.	407.5.1	
23.	At least 2 means of egress shall be provided from each smoke compartment created by smoke barriers.	407.5.2	
24.	Horizontal assemblies supporting smoke barriers required by this section shall be designed to resist the movement of smoke.	407.5.3	
Chapter 5 - General Building Heights and Areas			
25.	Allowable height increase is not permitted to combine with allowable area increase due to the installation of automatic sprinkler system in Group I-2.1 occupancies	504.2 & 506.3	
26.	The total maximum allowable building area for unseparated Group I-2.1 occupancy building two or more stories above grade plane shall not exceed twice of the max allowable area per floor	506.4.1	
27.	The total maximum allowable building area for unseparated Group B occupancy shall not exceed twice of the max allowable area per floor for building two stories above grade plane and shall not exceed three times the max allowable area per floor for building three or more stories above grade plane	506.4.1	
28.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group I-2.1 occupancy building two stories or higher above grade plane	506.5.2	
29.	The sum of the ratios on all floors for separated mixed occupancies shall not exceed 2 for Group B occupancy building 2 stories above grade plane and shall not exceed 3 for building 3 stories or more above grade plane.	506.5.2	
30.	The sum of the ratios on each floor for separated mixed occupancies shall not exceed 1	508.4.2	

ARCHITECTURAL PLAN REVIEW CHECKLIST CLINICS AND DENTAL OFFICES (Cont'd)

Code Requirements		Code section	Req'd
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			
31.	Exterior walls in Group B or I-2.1 occupancies shall be fire-resistance rated for exposure to fire in accordance with Tables 601 and 602 <u>from both sides</u> regardless of fire separation distance.	705.5	
32.	Fire walls separating Group B or I-2.1 occupancies shall be 3-hr rated, except in Types II or V construction, where fire wall may be 2-hr rated	Table 706.4	
33.	Fire barriers in Group B or I-2.1 occupancies shall be 2-hr rated.	Table 707.3.10	
34.	Duct and air transfer openings in smoke partitions shall be provided with a smoke damper in Group I-2.1 occupancies.	710.8	
35.	Approved fire and smoke dampers are required in ducts and air transfer openings of fire barriers in Group I-2.1 occupancies.	717.5.2	
36.	Approved fire dampers are required in ducts and air transfer openings of fire barriers in Group B occupancies.	717.5.2	
37.	For Group I-2.1 occupancies, a listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or air transfer opening penetrates a fire-resistance rated corridor enclosure required to have smoke- and draft doors.	717.5.4.1	
38.	For Group B occupancies, a listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or air transfer opening penetrates a corridor enclosure required to have smoke and draft doors.	717.5.4.1	
Chapter 9 - Fire Protection Systems			
39.	A manual fire alarm system shall be installed in Group B occupancies having an occupant load of all floors of 500 or more persons; or more than 100 persons above or below the lowest level of exit discharge; or fire area contains a Group B ambulatory health care facility; or containing educational facilities unless the building is equipped with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.	907.2.2	
40.	An approved manual and automatic fire alarm system. Where automatic fire suppression systems or smoke detectors are installed, such systems or detectors shall be connected to the fire alarm system.	907.2.6.2	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
41.	In Group I-2.1 occupancies, means of egress shall have a ceiling height of 8ft min.	1003.2	
42.	In Group I-2.1 occupancies, protruding objects shall not extend more than 12" below the minimum ceiling height per sec. 1003.2 and not more than 50% of the ceiling area of a means of egress shall be reduced in height by protruding objects.	1003.3 & 1003.3.1	
43.	Illuminated floor-level exit signs shall be provided in all interior corridors of Group I-2.1 occupancies.	1011.7	
44.	Two exits or exit access doorways shall be provided from any room or space in Group I-2.1 occupancy exceeding occupant load of 10.	1015.1	
45.	The max exit access travel distance for clinics or dental offices in Group I-2.1 occupancies shall be 200ft. Fire-sprinkler system is required in Group I-2.1 occupancies.	Table 1016.2	
46.	The max exit access travel distance for clinics or dental offices under Group B occupancies shall be 200 ft without fire-sprinkler system and 300 ft with fire-sprinkler system.	Table 1016.2	
47.	Corridors serving more than 6 occupants in Group I-2.1 occupancy shall be equipped with fire-sprinkler system and constructed with 1-hr fire rated walls.	Table 1018.1	
48.	Corridors serving more than 30 occupants in Group B occupancies shall have 1-hr fire rated corridor walls unless equipped with automatic fire-sprinkler system.	Table 1018.1	